



**PLANNING AND ZONING  
CASE SUMMARY**

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**BACKGROUND**

**APPLICANT:** Masterplan on behalf of Jon Swehla

**REQUESTED ACTION:** Rezone from Skyline Logistics Hub Overlay District – Industrial to Skyline Logistics Hub Overlay District – Service Station.

**LOCATION:** 117 S. Town East Blvd.

**CASE NUMBER:** Z1218-0081

**COMMUNITY RESPONSES:** No responses received.

**STAFF COMMENTS AND ANALYSIS**

The applicant is proposing to rezone the subject property to Service Station on a vacant lot within the Skyline Logistics Hub Overlay District. The property is an approximately 1.4 acre undeveloped lot. Current zoning limits the number of fueling positions for limited fuel sales at eight positions within Industrial zoning. Service Station zoning will allow the development of a “7-Eleven” with up to 16 fueling positions. The subject property is surrounded by non-residential uses including Industrial uses to the north, east, and west, along with General Retail zoning to the south. These uses include Rodeo Plastic Bag to the north, Napa Auto Parts to the east, and Family Dollar to the south. There is a Valero Gas Station located southeast of the subject property.

The proposed rezoning request to Skyline Logistics Hub – Service Station is consistent due to the subject property’s smaller size within a heavy industrial area, along with its location along Military Parkway and S. Town East Blvd. Although the Mesquite Comprehensive Plan designates this area for heavy manufacturing, it also states industrial uses should take place on large tracts of land, limiting the subject property to uphold the Comprehensive Plan’s intent. The subject property is designated as a District Gateway within the overlay district, requiring a higher volume of landscaping requirements and aesthetics. The subject property would still be required to meet all development standards set within the Skyline Logistics Hub Overlay Districts and Community Appearance Manual.

**RECOMMENDATION**

At the January 15, 2019 meeting, the Planning and Zoning Commission voted (6-1) to recommend approval to rezone the subject property to Service Station within the Skyline Logistics Hub Overlay.